

# CITY OF DETROIT REQUEST FOR QUALIFICATIONS & PROPOSALS BRUSH PARK URBAN RENEWAL & HISTORIC DISTRICT Parcels "A" & B" SOUTH MIDTOWN – DETROIT, MICHIGAN

# City of Detroit Request for Proposals/Qualifications BRUSH PARK URBAN RENEWAL & HISTORIC DISTRICT

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# **Attachments:**

Attachment M-1: Parcel Map

Attachment M-2: Current Land Use Map with Parcel A & B Overlay

Attachment M-3: Project Location Map

Attachment A: Parcel List for "Parcel A"

Attachment B: Parcel List for "Parcel B"

Attachment C: List of Current Allowable Uses

Attachment D: Future Vision of Brush Park

# SECTION I PURPOSE OF THE REQUEST FOR PROPOSALS/QUALIFICATIONS

The City of Detroit's Planning and Development Department (P&DD) is seeking qualified development entities for the purpose of re-development of multiple blocks of primarily vacant City owned properties located in the area known as Brush Park. Brush Park is generally bounded by: Mack Avenue (n), Beaubien (e), I-375 Service Drive (s) & Woodward Avenue (w).

P&DD is interested in the sale and redevelopment of two specific sites in Brush Park, which are referenced on the map under "Attachment M-1" and described as follows:

• **Parcel A**: Is generally bounded by: Edmund Place (n), Brush Street (e), Adelaide Street (s), and John R (w) and contains a total of forty (40) parcels: thirty-six (36) vacant lots and four (4) historic structures.

Parcel A contains 326,580 square feet or approximately 7.5 acres in total. A parcel listing can be found under "Attachment A".

• **Parcel B**: Is generally bounded by: Alfred (n), Beaubien Street (e), Division Street (s), and Brush (w) and contains a total of seven (7) vacant lot parcels.

Parcel B contains 39,118 square feet or approximately 0.90 acres in total. A parcel listing can be found under "Attachment B".

The intent of this Request for Proposals/Qualifications (RFP/Q) is to retain an experienced and qualified Developer(s) who will submit a solid and feasible redevelopment and financial plan for the acquisition and redevelopment of Parcel A and/or Parcel B, as described above. The RFP/Q shall present a plan for the vacant lot sites along with the adaptive reuse of the existing city-owned historic vacant buildings located on these parcels.

P&DD along with the Brush Park Citizens District Council envisions the primary use as medium density multifamily residential with some commercial or retail uses, in order to foster a neighborhood scale, walkable, mixed use district. Currently, the allowable land uses permitted within Brush Park is governed by the Brush Park (Urban Renewal) Modified Development Plan No. 3, which was last modified in July of 2002.

As shown on Attachment M-2 "Current Land Use Map with Parcel A & B Overlay", the current Development Plan dictates primarily a Medium Density Residential Land Use (15 to 35 D.U./Acre) and only a small area for the Neighborhood Center Land Use on Parcel A, and calls for only the Medium Density Residential Land Use (15 to 35 D.U./Acre) on Parcel B; however, in order to better achieve the neighborhood scale, walkable, mixed-use vision of the future of Brush Park as set forth by of P&DD and the Brush Park Citizens District Council, the current Development Plan is undergoing a major modification in order to allow a greater density of residential (up to 60 D.U./Acre) and a greater mix of uses within Brush Park.

"Attachment C" indicates the List of Current Allowable Uses under the Brush Park Development Plan, while "Attachment D" indicates the Future Vision of Brush Park, including a summary of the proposed changes to the Development Plan, a listing of the proposed uses, densities, and parking requirements envisioned for the future of the Brush Park community, and the proposed

future Land Use Map. Proposals received through this RFP process will be weighted with a preference to those proposals that address the vision outlined in "Attachment D" the Future Vision of Brush Park.

A copy of the current Brush Park Modified Development Plan can be downloaded here: https://dl.dropboxusercontent.com/u/4254349/BP\_Development%20Plan.pdf, or contact Planning and Development Department.

The selected developer will be responsible for all infrastructure costs related to the project, included but not limited to electrical, street, water, sewerage, etc.

# SECTION II PROPERTY OVERVIEW

# **Property Description**

The overall Brush Park Redevelopment Area consists of 117 acres, and is bounded by Mack Avenue (north), Beaubien (east), Fisher Freeway Service Drive (south, and Woodward Avenue (west). The area is also known as Brush Park (Urban Renewal) Modified Development Plan No. 3, last modified in July of 2002.

The area is a National & Local Brush Park Historic District, which has its roots dating back to the mid 1860's. At one time over 400 historic buildings were located in Brush Park. Brush Park was one of Detroit's premiere neighborhoods. At the turn of the 19th century, it was known as the "Little Paris of the Midwest". Brush Park has served as home to wealthy families, such as the Whitneys, Kahns, Hudsons, Spiegels, and Crowleys. Large and elaborate mansions were erected in its early years. The 1960's saw the Brush Park neighborhood substantially deteriorate, with a high incidence of vacancy, crime, and abandonment with subsequent demolition. Since the mid 1990's the City of Detroit has initiated an aggressive campaign in order to save the remaining historic properties, and to promote historically influenced residential infill of the vacant land left by demolition. \$19 Million was invested by the City of Detroit to complete infrastructure improvements for the entire 117 acres of Brush Park beginning in 2001. Work included total new roadway construction, sidewalks, sewers, water mains, and street and pedestrian lighting in order to replace and upgrade the aging 100-year-old infrastructure. The City has invested over a total of \$39 million in Brush Park over the last 13 years inclusive of infrastructure, demolition, acquisition, and historic rehabilitation.

Brush Park is located just 1/4 mile north of Downtown Detroit's Central Business District, and is located along Woodward Avenue, Detroit's major regional transportation corridor and business spine. Located in lower Midtown, which extends from the New Center area (Woodward Avenue and Grand Boulevard) to the Central Business District (Fisher Freeway to the north and Jefferson Avenue to the south) is a concentration of a host of regional institutions such as Wayne State University and the Detroit Medical Center as well as downtown major corporate headquarters such as General Motors Corporation, Quicken Loans, and Compuware, and is directly north of Comerica Park (Tigers) and Ford Field (Lions). A new event center (Red Wings) is planned directly across Woodward and west of Brush Park. Eastern Market is located directly to the east across I-75 expressway. The site has major freeway access to all parts of southeastern Michigan, and sits a few blocks east of the proposed M-1 light rail system.

# Master Plan/Detroit Future City and Zoning

The project site is located in the southern portion of the **Detroit Future City** Midtown Employment District. Opportunities for redevelopment include those that "...attract local residents and businesses." The site is also immediately north of the Downtown Employment District.

The Detroit Future City Framework categorizes this area in the "Greater Downtown" Framework Zone, which support higher densities and mixed-use development. The recommended Future Land Use is as a "District Center" which includes medium-to-high density, mixed-use areas that provide an even split of residential and employment uses...and neighborhood center retail types." The current zoning of the site is PD-H (Planned Development - Historical) which is guided by the Brush Park Modified Development Plan allows a primarily medium density residential land use (15 to 35 D.U./Acre) with some commercial. The P&DD in conjunction with the Brush Park Citizens District Council and Midtown Detroit, Inc. is currently completing a development plan change to the area that would allow more flexibility and a wider range of residential density and commercial and retail uses. The selected proposal must be approved by the Detroit Historic Commission prior to approval by Detroit City Council.

# SECTION III BID PRICE

Each applicant <u>must</u> include a bid price in their submission package; otherwise it shall be ineligible for consideration.

• **Parcel A**: Is generally bounded by: Edmund Place (n), Brush Street (e), Adelaide Street (s), and John R (w) and contains a total of forty (40) parcels: thirty-six (36) vacant lots and four (4) historic structures.

Parcel A contains 3	26,580 square feet or	approximately 7.5	acres in total.	A parcel lis	ting car
be found under "At	tachment A". BID PR	CICE FOR PARCEI	L=		

• **Parcel B**: Is generally bounded by: Alfred (n), Beaubien Street (e), Division Street (s), and Brush (w) and contains a total of seven (7) parcels: seven (7) vacant lots.

Parcel B contains 39,118 square feet or approximately 0.90 acres in total. A parcel listing can be found under "Attachment B". BID PRICE FOR PARCEL=\_\_\_\_\_

# SECTION IV EVALUATION AND SELECTION PROCESS

### **Evaluation and Selection Process**

An evaluation committee will be established as necessary to review submissions. The committee will consist of representatives from the P&DD and other city agencies as necessary. Additionally, the committee may include assistance from selected consultants to provide recommendations and evaluations only.

In accordance with the schedule set forth below, the evaluation committee will consider a "short list" of selected responses to the RFP/Q.

The evaluation committee reserves the right to contact references and verify material submitted in any Proposal.

Following the interview phase, and assuming the evaluation committee elects to pursue a specific Proposal, a Respondent may be selected.

In the event that the foregoing process does not result in the execution of a definitive selector, the City of Detroit, at its sole option, may choose to initiate negotiations with any other qualified Respondent, reopen the entire RFP/Q process, or pursue any other avenues for the sale of the property deemed appropriate by the City of Detroit.

The selected Respondent, after approval of sale by City of Detroit, must commence actual redevelopment of the Property at the start of construction season in 2014. As set forth below, a Respondent's demonstrated capacity to meet the time line will be a factor in evaluation of its proposal.

# Selection Criteria - Responses to this RFP/Q will be evaluated using the following criteria:

<b>Overall Concept Strength-</b> Overall strength of development proposal. Proposals received	30%
through this RFP process will be weighted with	
a preference to those proposals that address the	
vision outlined in "Attachment D" the Future	
Vision of Brush Park and those proposals that	
preserve the historic integrity structures as a	
part of the proposed adaptive reuse.	
Financial Strength of Respondent and	25%
<b>Proposal</b> – Depth and credibility of financial	
pro forma, ability to deliver identified financial	
sources, and capacity of development	
principals – ability to finance Proposal,	
including demonstrated ability to procure	
financing and complete project.	
Proposed Timeline and Key Conditions -	10%
Proposals must include information on the	
schedule anticipated by the Respondent,	
including timing for site plan development,	
securing construction financing, and any other	
necessary conditions outside the control of the	
City of Detroit or the Respondent, but required	
for completion of the project. Respondent must	
show ability to complete project as proposed	
on schedule.	
Bid Price	35%

Your response must be signed by an official authorized to bind your firm or team to its provisions, and must state the names, addresses, and phone numbers of all persons authorized to negotiate the proposed project.

The major criteria for selecting an entity will be the submission of qualifications that meet with criteria stated previously in the <u>Submission Requirements</u> Section. A qualified entity is an individual or development team that, in the opinion of P&DD, possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations.

Subject to Public Act 436 of 2012, final proposal selection is subject to review and approval by the Detroit Emergency Financial Manager, the Governor of the State of Michigan, and the State Treasurer.

# SECTION V RESERVATION OF RIGHTS

The City of Detroit reserves the right to reject any and all proposals and to select the proposal it deems is in the best interests of the City, even if it not the highest purchase price.

The City of Detroit reserves and may exercise the right to request one or more of the developers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposal anytime prior to the selection of one or more developers.

# Please Note: All Property will be sold "AS IS"

Prospective candidates are hereby notified that the Planning and Development Department has not investigated the environmental condition of any of the properties included in this RFP/Q. Various Federal, State, or other City agencies may have information regarding the environmental condition of the site. Each firm is encouraged to conduct its own due diligence regarding the environmental condition of the property which that firm proposes to acquire and is notified that the property may be the subject of environmental contamination. The City of Detroit makes absolutely no warranty or representation regarding the environmental condition of the site offered within this RFP/Q.

# SECTION VI SUBMISSION PROCESS

### **General Request Parameters**

In accordance with the terms and conditions set forth in this Request for Proposals, the City of Detroit is seeking proposals for the acquisition and redevelopment of the subject property. All proposals will be subject to the evaluation criteria set by the City of Detroit.

### **Directions for Submissions**

The required submission of the Statement of must be submitted in an 8.5" x 11" format via online at <a href="RFPResponse@detroitmi.gov">RFPResponse@detroitmi.gov</a>, or hand delivered to P&DD, 65 Cadillac Tower, 20<sup>th</sup> Floor. Proposals sent by overnight delivery service will be considered timely filed if date stamped at least one (1) day before the date set for receipt of the RFP/Q and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the respondent's obligation to ensure the required submission arrives in a timely manner at the specified location. Any submission, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Faxed submissions of the Statement of Qualifications will not be accepted. Once received by the Real Estate Development Division of the Planning & Development Department, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the Real Estate Development Division at the address listed below. No information concerning this solicitation or request for clarification will be provided in response to telephone calls.

All expenses involved with the preparation and submission of the RFP/Q to the City of Detroit, or any work performed in connection therewith shall be assumed by the developer. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the developer prior to commencement of work.

All information in a Respondent's Proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976, as amended (known as the Freedom of Information Act).

# **Format - Proposal Submissions and Clarifications**

<u>Using the following format, Responses Statement of Qualifications submissions must include the following information in the order listed which will serve as the Statement of Qualifications:</u>

**Section 1**. Project Description & Concept Site Plans/Elevations: A description of your organization's design approach to the development of this property including identification of a planning strategy for the site.

**Section 2**. Overview of the Organization: A general description of the Developer's organization and current and past development experience. An organizational chart of the members of the Development Team should be included along with a designation of the individual who is responsible for day-to-day planning and development activities for the overall project team. A letter should acknowledge the participation of each team member. The respondent shall provide a listing of all projects currently underway or completed within the past five (5) years.

**Section 3**: Letters of Reference: The respondent shall provide at least one (1) corporate letter of reference/support from each of the following entities: financial, legal and public sector sources references, including telephone and facsimile numbers for each reference.

**Section 4:** Project Schedule: The respondent should also include a preliminary time table along with action steps needed to undertake and complete the project. Including start and completion dates and other key dates as identified for action. The proposal must include deadline by which the project will be initiated and completed.

**Section 5**: Project Financing: Include specific terms of Property Acquisition, development budget preparation (sources and uses of funds to complete construction), investment analysis, etc. Requests for infrastructure, zoning changes or other public or quasi-public entitlements/subsidies or tax incentives, must also be included in the proposal. Respondent must provide proof of its ability to close transaction with 30 days of Detroit Emergency Financial Manager and State of Michigan approvals per Public Act 436 of 2012.

# SECTION VII SUBMISSION DEADLINE

To be considered, all RFP/Qs must be submitted online to: <a href="mailto:RFPResponse@detroitmi.gov">RFPResponse@detroitmi.gov</a>, or delivered to the Planning and Development Department, Real Estate Development Division, located at 65 Cadillac Square, Development Division, 20<sup>th</sup> Floor, Detroit, Michigan, before 3:00 p.m. local time February 5, 2014. The responsibility of submitting the RFP/Q to the Real Estate Development Division rests entirely with the person or persons submitting the request.

RFP/Qs may be obtained online at the City Website (go to www.detroitmi.gov, then click on "Departments – Planning & Development" and click on "Request for Proposals & Qualifications") or from the Planning & Development Department, Real Estate Development Division, 20<sup>th</sup> Floor, 65 Cadillac Square, Detroit, Michigan 48226 beginning December 18, 2013, Tuesday to Fridays between 9:00 a.m. and 4:00 p.m. excluding holidays.

# SECTION VIII REQUEST OF QUALIFICATIONS TIMETABLE

<u>ACTIVITIES</u> <u>DATE</u>

RFQs Available for Distribution

Walkthrough of Four (4) Historic Structures

Deadline for Receipt of Qualifications

Oral Interviews (if necessary)

Final Selection

Deadline for Distribution

Fet Properties

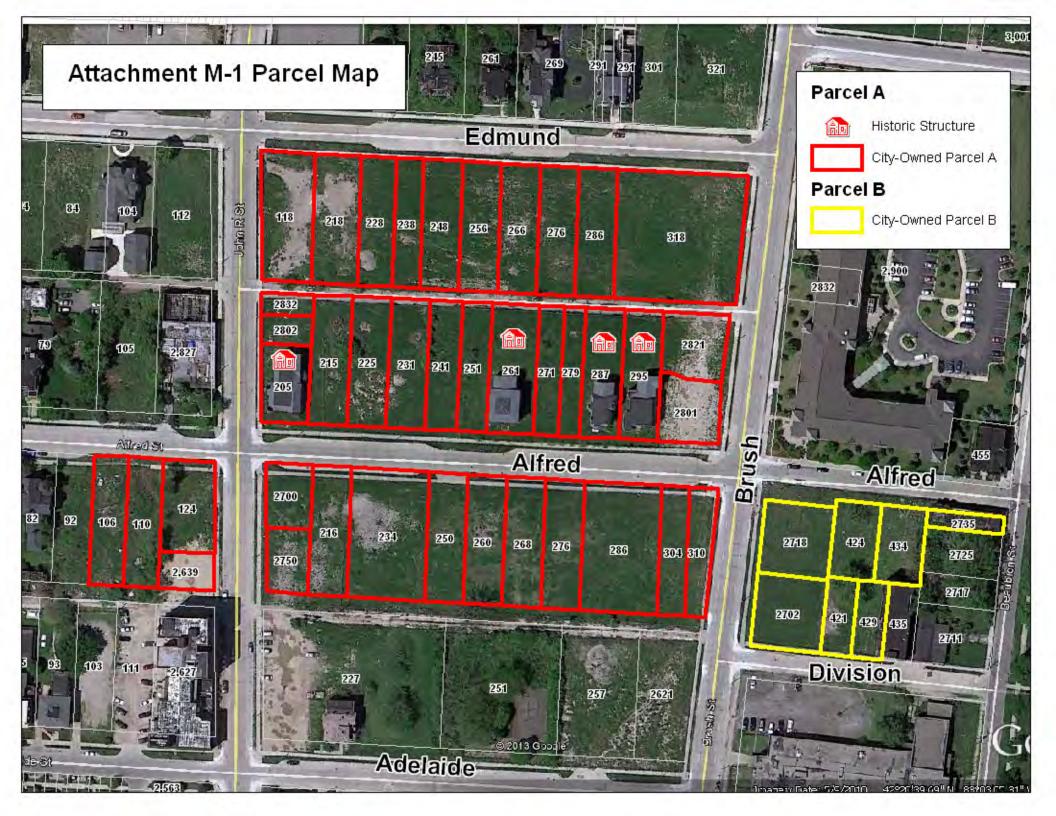
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December 18, 2013 January 8, 2014, 10a.m. to 1pm February 5, 2014 February 12, 2014 February 26, 2014

For any questions regarding the submission of qualification statements, please contact:

Mr. James Marusich, Manager - Real Estate Development Planning & Development Department (313) 224-3517

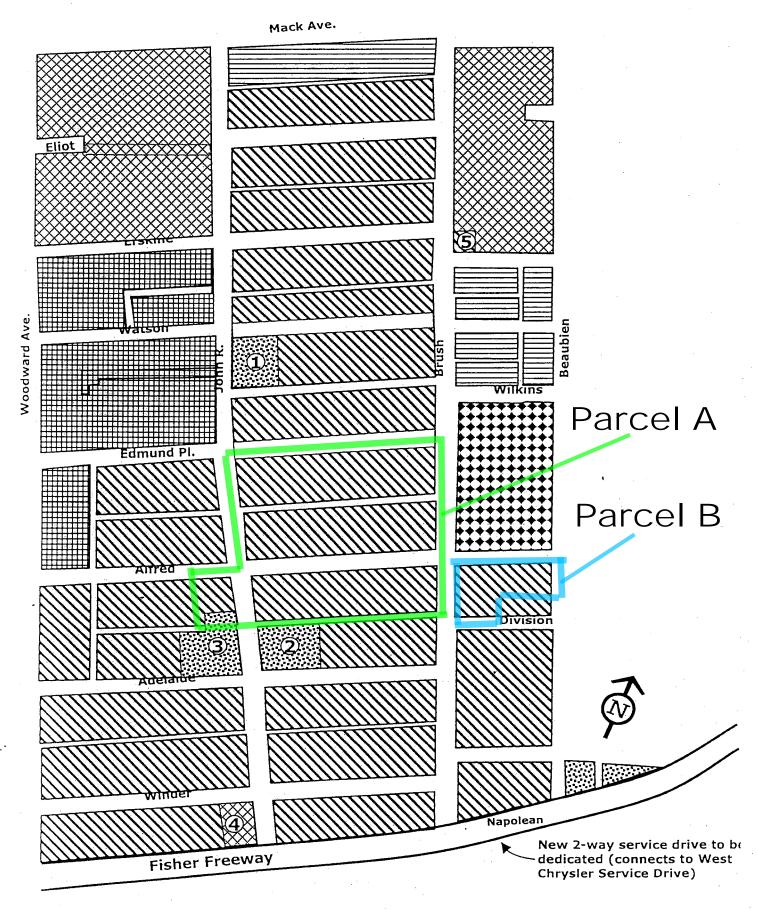
JMarusic@detroitmi.gov

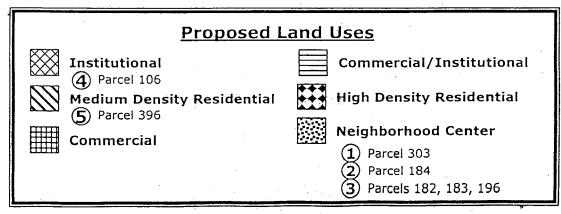


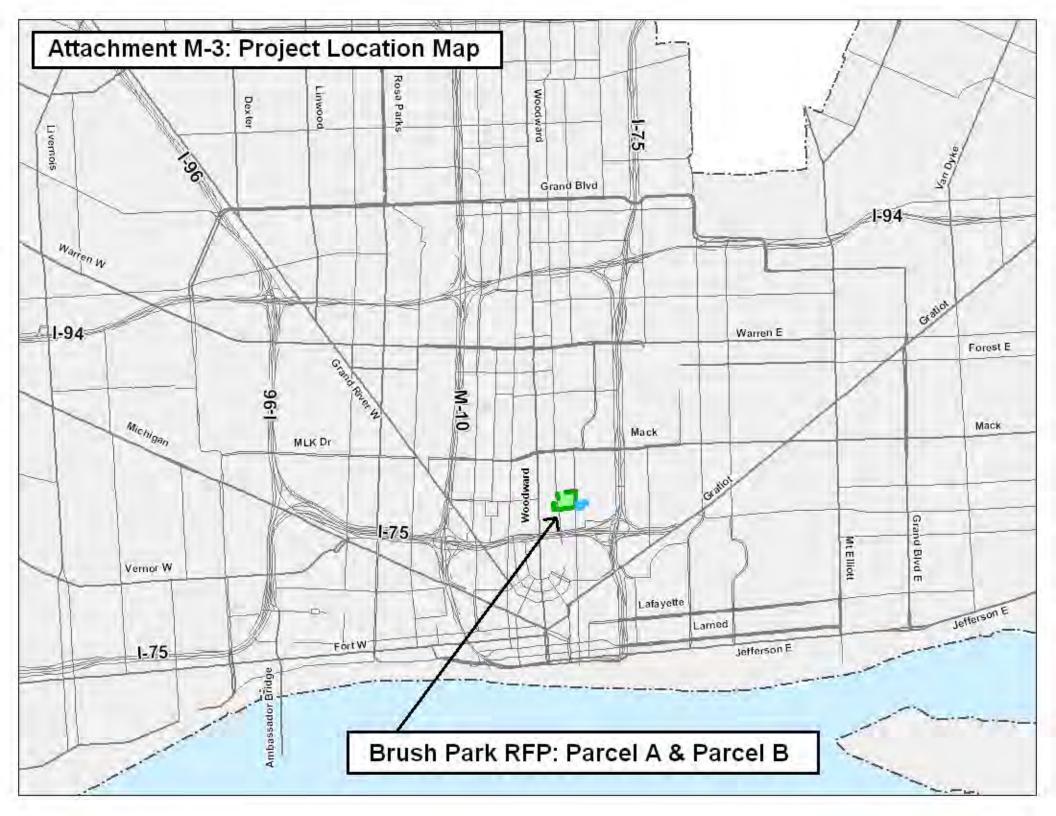
**Brush Park Rehabilitation Project** 

**B-1** 

# Land Use and Development Plan







Vacant Lot         01000657.002L         2639 JOHN R         3,441         48.05         71.61           Vacant Lot         1004055.005         2832 JOHN R         1,830         28.15         65.01           Vacant Lot         1004055.004         2802 JOHN R         2,396         37.57         63.77           Vacant Lot         1004055.002         2700 JOHN R         4,487         83.01         54.05           Vacant Lot         1004055.002         2700 JOHN R         4,487         83.01         54.05           Vacant Lot         1003887         2801 BRUSH         6,544         80         81.80           Vacant Lot         1003886         2821 BRUSH         6,804         84.2         80.81           Vacant Lot         1000699         218 EDMUND PL         11,108         70         158.69           Vacant Lot         1000698         228 EDMUND PL         7,515         45         167.00           Vacant Lot         1000697         238 EDMUND PL         5,845         35         167.00           Vacant Lot         1000697         238 EDMUND PL         8,364         50         167.28           Vacant Lot         1000697         236 EDMUND PL         8,364         50         167.28
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Vacant Lot         1000698         228 EDMUND PL         7,515         45         167.00           Vacant Lot         1000697         238 EDMUND PL         5,845         35         167.00           Vacant Lot         1000696         248 EDMUND PL         8,364         50         167.28           Vacant Lot         1000695         256 EDMUND PL         8,364         50         167.28           Vacant Lot         1000694         266 EDMUND PL         8,364         50         167.28           Vacant Lot         1000693         276 EDMUND PL         10,019         60         166.98           Vacant Lot         1000692         286 EDMUND PL         8,364         50         167.28           Vacant Lot         01000687-91         318 EDMUND PL         27,106         167.1         162.21           Historic Rehab         01000680-5         295 ALFRED         8,364         50         167.28           Historic Rehab         1000679         287 ALFRED         8,364         50         167.28           Vacant Lot         1000678         279 ALFRED         4,704         28         168.00           Vacant Lot         01000677.002L         271 ALFRED         5,358         32         167.44
Vacant Lot         1000697         238 EDMUND PL         5,845         35         167.00           Vacant Lot         1000696         248 EDMUND PL         8,364         50         167.28           Vacant Lot         1000695         256 EDMUND PL         8,364         50         167.28           Vacant Lot         1000694         266 EDMUND PL         8,364         50         167.28           Vacant Lot         1000693         276 EDMUND PL         10,019         60         166.98           Vacant Lot         1000692         286 EDMUND PL         8,364         50         167.28           Vacant Lot         01000687-91         318 EDMUND PL         27,106         167.1         162.21           Historic Rehab         01000680-5         295 ALFRED         8,364         50         167.28           Historic Rehab         1000679         287 ALFRED         8,364         50         167.28           Vacant Lot         1000678         279 ALFRED         4,704         28         168.00           Vacant Lot         01000677.002L         271 ALFRED         5,358         32         167.44           Historic Rehab         1000676         251 ALFRED         6,534         39         167.54
Vacant Lot         1000696         248 EDMUND PL         8,364         50         167.28           Vacant Lot         1000695         256 EDMUND PL         8,364         50         167.28           Vacant Lot         1000694         266 EDMUND PL         8,364         50         167.28           Vacant Lot         1000693         276 EDMUND PL         10,019         60         166.98           Vacant Lot         1000692         286 EDMUND PL         8,364         50         167.28           Vacant Lot         01000687-91         318 EDMUND PL         27,106         167.1         162.21           Historic Rehab         01000680-5         295 ALFRED         8,364         50         167.28           Historic Rehab         1000679         287 ALFRED         8,364         50         167.28           Vacant Lot         1000678         279 ALFRED         4,704         28         168.00           Vacant Lot         01000677.002L         271 ALFRED         5,358         32         167.44           Historic Rehab         1000677.001         261 ALFRED         6,534         39         167.54           Vacant Lot         1000676         251 ALFRED         6,839         41         166.80
Vacant Lot         1000695         256 EDMUND PL         8,364         50         167.28           Vacant Lot         1000694         266 EDMUND PL         8,364         50         167.28           Vacant Lot         1000693         276 EDMUND PL         10,019         60         166.98           Vacant Lot         1000692         286 EDMUND PL         8,364         50         167.28           Vacant Lot         01000687-91         318 EDMUND PL         27,106         167.1         162.21           Historic Rehab         01000680-5         295 ALFRED         8,364         50         167.28           Historic Rehab         1000679         287 ALFRED         8,364         50         167.28           Vacant Lot         1000678         279 ALFRED         4,704         28         168.00           Vacant Lot         01000677.002L         271 ALFRED         5,358         32         167.44           Historic Rehab         1000677.001         261 ALFRED         6,534         39         167.54           Vacant Lot         1000676         251 ALFRED         6,839         41         166.80           Vacant Lot         1000673         225 ALFRED         8,364         50         167.28
Vacant Lot         1000694         266 EDMUND PL         8,364         50         167.28           Vacant Lot         1000693         276 EDMUND PL         10,019         60         166.98           Vacant Lot         1000692         286 EDMUND PL         8,364         50         167.28           Vacant Lot         01000687-91         318 EDMUND PL         27,106         167.1         162.21           Historic Rehab         01000680-5         295 ALFRED         8,364         50         167.28           Historic Rehab         1000679         287 ALFRED         8,364         50         167.28           Vacant Lot         1000678         279 ALFRED         4,704         28         168.00           Vacant Lot         01000677.002L         271 ALFRED         5,358         32         167.44           Historic Rehab         1000677.001         261 ALFRED         10,019         60         166.98           Vacant Lot         1000676         251 ALFRED         6,534         39         167.54           Vacant Lot         1000675         241 ALFRED         6,839         41         166.80           Vacant Lot         1000674         231 ALFRED         8,364         50         167.28
Vacant Lot         1000693         276 EDMUND PL         10,019         60         166.98           Vacant Lot         1000692         286 EDMUND PL         8,364         50         167.28           Vacant Lot         01000687-91         318 EDMUND PL         27,106         167.1         162.21           Historic Rehab         01000680-5         295 ALFRED         8,364         50         167.28           Historic Rehab         1000679         287 ALFRED         8,364         50         167.28           Vacant Lot         1000678         279 ALFRED         4,704         28         168.00           Vacant Lot         01000677.002L         271 ALFRED         5,358         32         167.44           Historic Rehab         1000677.001         261 ALFRED         10,019         60         166.98           Vacant Lot         1000676         251 ALFRED         6,534         39         167.54           Vacant Lot         1000675         241 ALFRED         6,839         41         166.80           Vacant Lot         1000674         231 ALFRED         8,364         50         167.28           Vacant Lot         1000672         215 ALFRED         8,364         50         167.28 </td
Vacant Lot         1000692         286 EDMUND PL         8,364         50         167.28           Vacant Lot         01000687-91         318 EDMUND PL         27,106         167.1         162.21           Historic Rehab         01000680-5         295 ALFRED         8,364         50         167.28           Historic Rehab         1000679         287 ALFRED         8,364         50         167.28           Vacant Lot         1000678         279 ALFRED         4,704         28         168.00           Vacant Lot         01000677.002L         271 ALFRED         5,358         32         167.44           Historic Rehab         1000677.001         261 ALFRED         10,019         60         166.98           Vacant Lot         1000676         251 ALFRED         6,534         39         167.54           Vacant Lot         1000675         241 ALFRED         6,839         41         166.80           Vacant Lot         1000674         231 ALFRED         8,364         50         167.28           Vacant Lot         1000673         225 ALFRED         8,364         50         167.28           Historic Rehab         01000670-1         205 ALFRED         6,316         60         105.27
Vacant Lot         01000687-91         318 EDMUND PL         27,106         167.1         162.21           Historic Rehab         01000680-5         295 ALFRED         8,364         50         167.28           Historic Rehab         1000679         287 ALFRED         8,364         50         167.28           Vacant Lot         1000678         279 ALFRED         4,704         28         168.00           Vacant Lot         01000677.002L         271 ALFRED         5,358         32         167.44           Historic Rehab         1000677.001         261 ALFRED         10,019         60         166.98           Vacant Lot         1000676         251 ALFRED         6,534         39         167.54           Vacant Lot         1000675         241 ALFRED         6,839         41         166.80           Vacant Lot         1000674         231 ALFRED         8,364         50         167.28           Vacant Lot         1000673         225 ALFRED         8,364         50         167.28           Historic Rehab         0100670-1         205 ALFRED         6,316         60         105.27           Vacant Lot         1000659         106 ALFRED         7,536         45         167.47
Historic Rehab       01000680-5       295 ALFRED       8,364       50       167.28         Historic Rehab       1000679       287 ALFRED       8,364       50       167.28         Vacant Lot       1000678       279 ALFRED       4,704       28       168.00         Vacant Lot       01000677.002L       271 ALFRED       5,358       32       167.44         Historic Rehab       1000677.001       261 ALFRED       10,019       60       166.98         Vacant Lot       1000676       251 ALFRED       6,534       39       167.54         Vacant Lot       1000675       241 ALFRED       6,839       41       166.80         Vacant Lot       1000674       231 ALFRED       8,364       50       167.28         Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Historic Rehab       1000679       287 ALFRED       8,364       50       167.28         Vacant Lot       1000678       279 ALFRED       4,704       28       168.00         Vacant Lot       01000677.002L       271 ALFRED       5,358       32       167.44         Historic Rehab       1000677.001       261 ALFRED       10,019       60       166.98         Vacant Lot       1000676       251 ALFRED       6,534       39       167.54         Vacant Lot       1000675       241 ALFRED       6,839       41       166.80         Vacant Lot       1000674       231 ALFRED       8,364       50       167.28         Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Vacant Lot       1000678       279 ALFRED       4,704       28       168.00         Vacant Lot       01000677.002L       271 ALFRED       5,358       32       167.44         Historic Rehab       1000677.001       261 ALFRED       10,019       60       166.98         Vacant Lot       1000676       251 ALFRED       6,534       39       167.54         Vacant Lot       1000675       241 ALFRED       6,839       41       166.80         Vacant Lot       1000674       231 ALFRED       8,364       50       167.28         Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Vacant Lot       1000672       215 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Vacant Lot       01000677.002L       271 ALFRED       5,358       32       167.44         Historic Rehab       1000677.001       261 ALFRED       10,019       60       166.98         Vacant Lot       1000676       251 ALFRED       6,534       39       167.54         Vacant Lot       1000675       241 ALFRED       6,839       41       166.80         Vacant Lot       1000674       231 ALFRED       8,364       50       167.28         Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Vacant Lot       1000672       215 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Historic Rehab       1000677.001       261 ALFRED       10,019       60       166.98         Vacant Lot       1000676       251 ALFRED       6,534       39       167.54         Vacant Lot       1000675       241 ALFRED       6,839       41       166.80         Vacant Lot       1000674       231 ALFRED       8,364       50       167.28         Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Vacant Lot       1000672       215 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Vacant Lot       1000676       251 ALFRED       6,534       39       167.54         Vacant Lot       1000675       241 ALFRED       6,839       41       166.80         Vacant Lot       1000674       231 ALFRED       8,364       50       167.28         Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Vacant Lot       1000672       215 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Vacant Lot       1000675       241 ALFRED       6,839       41       166.80         Vacant Lot       1000674       231 ALFRED       8,364       50       167.28         Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Vacant Lot       1000672       215 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Vacant Lot       1000674       231 ALFRED       8,364       50       167.28         Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Vacant Lot       1000672       215 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Vacant Lot       1000673       225 ALFRED       8,364       50       167.28         Vacant Lot       1000672       215 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Vacant Lot       1000672       215 ALFRED       8,364       50       167.28         Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
Historic Rehab       01000670-1       205 ALFRED       6,316       60       105.27         Vacant Lot       1000659       106 ALFRED       7,536       45       167.47
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Vacant Lot 1000658 110 ALFRED 7,536 45 167.47
Vacant Lot 1000657.001 124 ALFRED 8,102 119.17 67.99
Vacant Lot 01000655-6 216 ALFRED 8,350 50 167.00
Vacant Lot 1000654 234 ALFRED 16,683 100 166.83
Vacant Lot 1000653 250 ALFRED 8,364 50 167.28
Vacant Lot 1000652 260 ALFRED 8,364 50 167.28
Vacant Lot 1000651 268 ALFRED 8,364 50 167.28
Vacant Lot 1000650 276 ALFRED 8,364 50 167.28
Vacant Lot 1000649 286 ALFRED 16,683 100 166.83
Vacant Lot 1000648 304 ALFRED 5,837 35 166.77
Vacant Lot         1000647         310 ALFRED         5,358         92.15         58.14

PARCEL A 326,580 SF

Attachment B: "Parcel B" Parcel List

Туре	Parcel No.	<b>Property Address</b>	<b>Sqaure Feet</b>	Frontage	Depth
Vacant Lot	1003814	2702 BRUSH	8,625	95	90.79
Vacant Lot	01003815-7	2718 BRUSH	8,625	95	90.79
Vacant Lot	01000639-42	<b>421 DIVISION</b>	3,964	39.53	100.28
Vacant Lot	1000643	429 DIVISION	3,920	39.33	99.67
Vacant Lot	1000645	434 ALFRED	5,881	59	99.68
Vacant Lot	1000646	424 ALFRED	5,881	59	99.68
Vacant Lot	1003754	2735 BEAUBIEN	2,222	22	101.00
		Parcel E	39,118		

TABL B

ND USE PROVISIONS AND BUILDING REQUIREME' 3

Use Designation	Permitted Activities	Density Requirements	Off-Street Parking Requirements	Additional Requirements
	Single Family Detached	6-12 D.U./Acre MAX. FAR - 1.5	2.0 spaces/unit	-Minimum height of 30 feet -Maximum height of 45 feet
	Single Family Attached (Duplex)	6-12 D.U./Acre MAX. FAR - 1.5	1.5 spaces/unit	-Minimum height of 30 feet -Maximum height of 45 feet
	Townhouse	20-30 D.U./Acre MAX. FAR - 1.5	1.5 spaces/unit	-Minimum height of 30 feet -Maximum height of 45 feet
MEDIUM DENSITY RESIDENTIAL	Multiple Family Dwellings	Existing Buildings: 15-50 D.U./Acre New Construction: 15-35 D.U./Acre MAX. FAR - 1.5 Existing Buildings: 15-50 D.U./Acre	1.25 spaces/unit	-Minimum height of 30 feet -Maximum height of 50 feet
	Residential Lofts, Live/Work Lofts	New Construction: 15-35 D.U./Acre MAX. FAR - 1.5	1.25 spaces/unit	
	Ancillary Retail Services - limited to stores to primarily service residents	·	-As specified in the City of Detroit Zoning Ordinance -Parking requirements can be modified by the Planning & Development Dept. if the use will primarily serve walk-in traffic	-May not exceed 35% of gross square feet of a residential project -Establishments must be less than 1,000 gross sq. ftRetail is limited to storefronts along Woodward, John R, Brush and Beaubien
	Social & Fraternal Organizations		-As specified in the City of Detroit Zoning Ordinance for Private clubs, lodges, or similar uses	
	Bed and Breakfast Inns		-As specified in the City of Detroit Zoning Ordinance	
	Community Facilities, Recreation, Open Space	·		Open Space requirement for developments consisting of at least 15 units of new construction is 145 square feet of open space for each unit
	Multiple Family Dwellings	15-50 D.U./Acre MAX. FAR - 1.5	1.25 spaces/unit	-Minimum height of 30 feet -Maximum height of 45 50 feet
HIGH DENSITY RESIDENTIAL	Medium-rise apartments	20-50 D.U./Acre MAX. FAR - 1.5	1.25 spaces/unit	-Permitted height range of 6-15 stories
	Senior Housing Developments	20-50 D.U./Acre MAX. FAR - 1.5	1 space/2 units	
	Residential Lofts, Live/Work Lofts	15-50 D.U./Acre MAX. FAR - 1.5	1.25 spaces/unit	
	Ancillary Retail Services - limited to stores to primarily service residents		-As specified in the City of Detroit Zoning Ordinance -Parking requirements can be reduced by PDD if the use will primarily serve walk-in traffic	-May not exceed 35% of gross square feet of a residential project -Establishments must be less than 1,000 gross sq. ft.
	Open Space			Open Space requirement for developments consisting of at least 15 units of new construction is 145 square feet of open space for each unit.

Attachment C: List of Current Allowable Uses

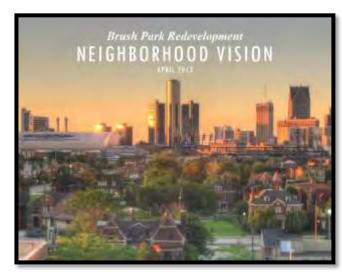
Use C _ j	ynation	Permitted Activities	Density Requirements	Off-Street Parking Requirements	Additional Requirements
INSTITUTI	IONAL	Schools (except commercially operated vocational and trade schools), public libraries, museums, cultural centers, convalescent & hospice centers, churches & related facilities, medical/dental/physical therapy facilities, senior congregate living facilities, child care centers, social and fraternal organizations, and office		-As specified in the City of Detroit Zoning Ordinance for the Proposed Uses	
COMMERC	CIAL	Banks, business or professional offices, dry cleaners, restaurants, art galleries, museums, cultural centers, live/work lofts, multi-family dwellings, banquet and assembly halls, child care centers, stores of a generally recognized retail nature selling new merchandise, restaurants, non-commercial galleries, greenhouses, religious and community-based organizations		-As specified in the City of Detroit Zoning Ordinance for the Proposed Uses	-Establishments selling alcoholic beverages shall be prohibited, except for sit-down restaurants -Drive-In or Drive-Thru restaurants shall be prohibited
		Neighborhood retail services limited to convenience stores, dry cleaning, barber shops, neighborhood restaurants, and other small businesses  Neighborhood center which will include community		-As specified in the City of Detroit Zoning Ordinance -Parking requirements can be modified by the Planning & Development Dept. if the use will primarily serve walk-in traffic	-Establishments selling alcoholic beverages shall be prohibited -Drive-In or Drive-Thru restaurants shall be prohibited
NEIGHBORHOOD CENTER	meeting space Recreation / Open Space - park playground, tennis courts, non-commercial, indoor facilities for passive or limited active functions such as exercise.		-As specified in the City of Detroit Zoning Ordinance for the proposed use	-Outdoor Recreation facilities shall be closed from dusk to dawn except for organized activities -Recreation proposals and design of structures shall be subject to Plane.	
COMMER( INSTITUTI		Allows all uses listed under Commercial and Institutional			be subject to Planning and Development Department approval

# Attachment D: Future Vision of Brush Park

## **Updating the Brush Park Development Plan**

The overall Brush Park Redevelopment Area consists of 117 acres, and is bounded by Mack Avenue (north), Beaubien (east), Fisher Freeway Service Drive (south, and Woodward Avenue (west). The area is also known as Brush Park (Urban Renewal) Modified Development Plan No. 3, last modified in July of 2002.

Brush Park has experienced significant change in the physical environment over time, and new plans and development have emerged in the last decade. These changes have rendered existing plans outdated and



disconnected from one another, creating problems for investors and setting the stage for an unpredictable future. The City of Detroit's Planning & Development Department (P&DD), Midtown Detroit, Inc. and the Brush Park Citizens District Council recognized the need to update existing plans to recognize and advance today's opportunities, larger district strategies, and residential aspirations. As a result, the Brush Park Development Plan will be updated to provide higher densities and a greater mix of uses in order to foster a neighborhood scale, walkable, mixed use district.

### **The Vision**

The following pages include the Proposed List of Allowable Uses and Densities and the Proposed Land Use Map which are currently in draft form and are intended to be incorporated into the new Development Plan for Brush Park. In order to meet the future vision of Brush Park, the Brush Park (Urban Renewal) Modified Development Plan No. 3 will be modified to include, but not limited to, the following new goals:

- Create Residential Density in order to improve street life, walkability, and housing values, which increasing
  population alone cannot accomplish. The intent is to attract developers, achieve critical mass of residents,
  and provide the foundation for a dense and livable residential neighborhood with nearby services and
  amenities. The Proposed Development Plan will allow for a 15 to 60 Dwelling Units per Acre for Medium
  Density Residential infill.
- **Promote adaptive re-use** and provide historic home owners with more flexibility by permitting more activities. The Proposed Development Plan will allow civic, retail, and manufacturing uses within structures built before 1940.
- Introduce neighborhood scale retail uses to support a walkable district and the CDC's desire for more commercial with the Brush Park Neighborhood. The Proposed Development Plan will allow civic, retail, and manufacturing uses along the first floor of a multifamily residential structes located on zoning lots fronting John R, Brush, Beaubien, or Woodward.
- Limit surface lots as they consume vital land, break up the continuity of the desired built environment, and are visually unappealing. The Proposed Development Plan will introduce parking maximums and will greatly reduce parking requirements for a variety of land uses. All parking lots will be restricted in size and will be required to be placed at the rear of side of building, preferably screen from view.

# Attachment D: Future Vision of Brush Park - Proposed List of Allowable Uses and Densities

Table B2

**Land use Provision and Building Requirements** 

Use Designation	Permitted Activities	Density Requirements	Height Requirement	Additional Requirements	Off-Street Parking Requirements	
	Single-family residential in existence at the time of the adoption of this ordinance		N/A (Existing Structures)	None.		
	Two-family dwelling	6-12 D.U./Acre		Two-fmaily dwellings may not be established on zoning lots fronting Woodward Avenue		
	Townhouse	20-50 D.U./Acre	Minimum height of 30 feet Maximum height of 50 feet	No new townhouses may be established on zoning lots fronting Woodward Avenue		
	Multiple Family Dwellings	In the area bound by Woodward, Mack, John R, Fisher Freeway: 15 to 60 D.U./Acre (Include both sides fronting John R?) All other parcels: 15-50 D.U./Acre	Parcels fronting Woodward Ave: Minimum height of 30 feet with no Maximum height restriction All other parcels: Minimum height of 30 feet Maximum height of 50 feet	Open Space requirement for developments consisting of at least 15 units of new construction is 0.07 Recreational Space Ratios (RSR).	Minimum Parking Requirements: The minimum parking required shall be 0.75 of parking requirements, as specified in the	
MEDIUM DENSITY RESIDENTIAL	Loft	Existing Buildings: 15-50 D.U./Acre	N/A (Existing Structures)	Open space requirements do not apply for the renovation of an existing building.	City of Detroit Zoning Ordinance for the Proposed Use.  Maximum Parking Requirements: The	
	Civic uses including family home daycare, museum, neighborhood center nonprofit; retail uses as specified in Sec. 61-11-166, including second hand store (limited to antique sales), theater (excluding concert café and drive-in, not exceeding 150 seats), and with the exception of automated teller w/out drive up, brewpubs and the establishment for the sale of beer or intoxicating liquor for consumption on the premises; and manufacturing uses as specified in 61-11-167 of the City of Detroit Zoning Ordinance.		N/A (Existing Structures)	These civic, retail, and manufacturing uses are limited to the ground floor of existing structures built before 1940.  Open space requirements do not apply for the renovation of an existing building.	maximum parking shall be what is permitted per the City of Detroit Zoning Ordinance for the Proposed Use. For residential development projects, up to 2 parking spaces may be permitted per dwelling unit.	
	Civic uses specified in Sec. 61-11-165; retail uses as specified in Sec. 61-11-166, including theater (excluding concert café and drive-in, not exceeding 150 seats); and manufacturing uses as specified in 61-11-167 of the City of Detroit Zoning Ordinance.		See height requirements of Multiple Family Dwellings	These civic, retail, and manufacturing uses are limited to the ground floor storefronts of Multiple Family residential structures located on zoning lots abutting / fronting Woodward, John R, Brush, Beaubien and the Fisher Freeway.  Open Space requirement for developments consisting of at least 15 units of new construction is 0.07 RSR.	Please refer to the "Parking & Loading Requirements" section of this Devleopment Plan for addtioanl parking specifications and requirements	
	Fraternal Organizations & Private clubs, lodges, or similar uses		New Construction: Minimum height of 30 feet; Maximum height of 50 feet	Motorcycle clubs shall be prohibited		
	Bed and Breakfast Inns		New Construction: Minimum height of 30 feet; Maximum height of 50 feet			
	Open Space, Outdoor recreation facility, all other parks and open space; and Urban garden (small) up to 0.5 Acres			Open Space requirement for new construction developments consisting of at least 15 units of new construction is 0.07 RSR.		

# Attachment D: Future Vision of Brush Park - Proposed List of Allowable Uses and Densities (Cont.)

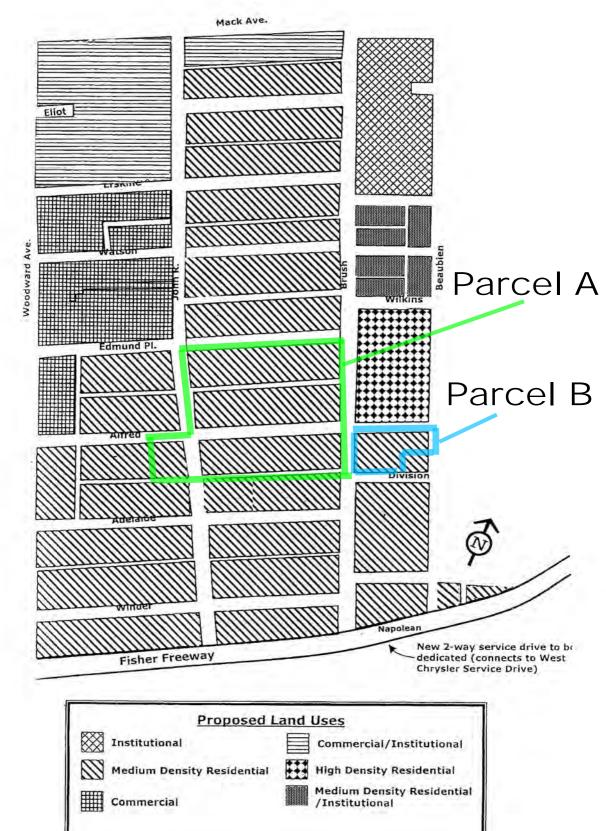
		1		Tanana arang ar	
	Multiple Family Dwellings	15 to 60 D.U./Acre	Minimum height of 30 feet	Open Space requirement for new construction developments	
			Maximum height of 50 feet Minimum height of 30 feet	consisting of at least 15 units of new construction is 0.07 RSR.  Open Space requirement for new construction developments	
	Senior Housing Developments	20-60 D.U./Acre	Maximum height of 50 feet	consisting of at least 15 units of new construction is 0.07 RSR.	
	Lofts	15-60 D.U./Acre	N/A (Existing Structures)	Open space requirements do not apply for the renovation of an existing building.	
HIGH DENSITY RESIDENTIAL	Civic uses including family home daycare, museum, neighborhood center nonprofit; retail uses as specified in Sec. 61-11-166, including second hand store (limited to antique sales), theater (excluding concert café and drive-in, not exceeding 150 seats), and with the exception of automated teller w/out drive up, brewpubs and the establishment for the sale of beer or intoxicating liquor for consumption on the premises; and manufacturing uses as specified in 61-11-167 of the City of Detroit Zoning Ordinance.		N/A (Existing Structures)	These civic, retail, and manufacturing uses are limited to the ground floor of existing structures built before 1940.  Open space requirements do not apply for the renovation of an existing building.	
	Civic uses specified in Sec. 61-11-165; retail uses as specified in Sec. 61-11-166, including theater (excluding concert café and drive-in, not exceeding 150 seats); and manufacturing uses as specified in 61-11-167 of the City of Detroit Zoning Ordinance.		Minimum height of 30 feet  Maximum height of 50 feet	These civic, retail, and manufacturing uses are limited to the ground floor storefronts of Multiple Family residential structures located on zoning lots abutting / fronting Woodward, John R, Brush and Beaubien  Open Space requirement for developments consisting of at least 15 units of new construction is 0.07 RSR.	Minimum Parking Requirements: The minimum parking required shall be 0.75 of parking requirements, as specified in the City of Detroit Zoning Ordinance for the Proposed Use.
	Open Space, Outdoor recreation facility, all other parks and open space; and Urban garden (small) up to 0.5 Acres			Open Space requirement for developments consisting of at least 15 units of new construction 0.07 RSR.	Maximum Parking Requirements: The maximum parking shall be what is
INSTITUTIONAL	Residential uses specified as Assisted living, Convalescent, nursing, or rest home, Fraternity or sorority house, Multiple-family dwelling, Religious residential facility; Civic uses specified as Adult day care center, Child care center, Hospice, Library, Museum, Neighborhood center, nonprofit, Religious institution, School (elementary, middle/junior high, or high); and Retail uses specified as Medical or dental clinic, Office, business, or professional, Parking lots (Accessory Only), Private club, lodge		Parcels abutting Woodward Ave: Minimum height of 30 feet; No Maximum height restriction All other parcels: Minimum height of 30 feet; Maximum height of 50 feet	Motorcycle clubs shall be prohibited	permitted per the City of Detroit Zoning Ordinance for the Proposed Use. For residential development projects, up to 2 parking spaces may be permitted per dwelling unit.
COMMERCIAL	Residential uses as specified in Sec. 61-11-184; Civic uses as specified in Sec. 61-11-185, including Adult day care center; Retail uses as specified in Sec. 61-186, including Cabaret, Hotel, Parking structure having at least 60% of the ground floor devoted to commercial space or other space oriented to pedestrian traffic, Private clubs, lodges, or similar uses, Theater and concert cafe up to and in excess of 150 seats, and Youth hostel/hostel; and Manufacturing uses specified in Sec. 61-11-187 of the City of Detroit Zoning Ordinance.		Parcels abutting Woodward Ave: Minimum height of 30 feet; No Maximum height restriction All other parcels: Minimum height of 30 feet; Maximum height of 50 feet	Drive-In or Drive-Thru restaurants and Motorcycle clubs shall be prohibited	Please refer to the "Parking & Loading Requirements" section of this Development Plan for additional parking specifications and requirements
COMMERCIAL / INSTITUTIONAL	Allows all uses listed under Commercial and Institutional				
MEDIUM DENSITY RESIDENTIAL / INSTITUTIONAL	Allows all uses listed under Medium Density Residential and Institutional				

Attachment D: Future Vision of Brush Park - Proposed Land Use Map

**Brush Park Rehabilitation Project** 

**B-1** 

# Land Use and Development Plan





# CITY OF DETROIT REQUEST FOR QUALIFICATIONS 312 Watson Street –Brush Park Historic District Parcel "C" Lower MIDTOWN, Detroit, Michigan

# City of Detroit Request for Qualifications Parcel "C"

# 312 Watson Street, Brush Park Historic District

2,075 SF of Floor Plan - 2,700 SF lot

# **Table of Contents**

# **Section**

- **I.** Purpose of the Request For Qualifications
- **II.** Property Overview
- III. Bid Price
- **IV.** Evaluation and Selection Process
- V. Reservation of Rights
- VI. Submission Process
- VII. Submission Deadline
- VIII. Request of Qualifications Timetable
- **IX.** Site Map & Photograph(s)

# SECTION I PURPOSE OF THE REQUEST FOR PROPOSALS/QUALIFICATIONS

The City of Detroit's Planning and Development Department (P&DD) is seeking statements of qualifications from qualified entities for the purposes of re-developing a vacant historic city owned structure known as 312 Watson, located on the SW corner of Watson & Brush Streets in Historic Brush Park. (see attached map & photo). All proposed improvements to the exterior of the structure must comply with regulations of the Detroit Historic District Commission and the Brush Park Historic District guidelines.

The intent of this Request for Proposals/Qualifications (RFP/Q) is to retain an experienced and qualified Developer who will submit a solid, financial feasible plan for the adaptive reuse of the historic vacant building. For this site, P&DD envisions a number of potential uses which include but are not limited to residential, work/live, office.

# SECTION II PROPERTY OVERVIEW

The structure was built in 1894, and has gone through a number of uses and owners since that time. The property consists of 2,075 SF two story former residential structure situated on a 2,700 SF lot. The structure has been vacant for over 15 years, and was lost to tax foreclosure in 2011 by the previous owner. The P&DD purchased the property from Wayne County Treasurer prior to auction in August 2013. The property is structurally sound, and secure from trespass. However, the entire interior has been stripped and gutted, no interior walls, fixtures, electrical, nor heating/cooling, or plumbing nor plumbing fixtures are present. The interior has minor fire damage. There are no windows or exterior doors, and there is damage to the front steps and porch.

The overall Brush Park Redevelopment Area consists of 117 acres, and is bounded by Mack Avenue (north), Beaubien (east), Fisher Freeway Service Drive (south, and Woodward Avenue (west). The area is also known as Brush Park (Urban Renewal) Modified Development Plan No. 3, last modified in July of 2002.

The area is a nationally and & locally designated Historic District: Brush Park Historic District, which has its roots dating back to the mid 1860's. At one time over 400 historic buildings were located in Brush Park. Brush Park was one of Detroit's premiere neighborhoods. At the turn of the 19th century, it was known as the "Little Paris of the Midwest". Large and elaborate mansions were erected in its early years where many of Detroit's wealthy families resided. The 1960's saw the Brush Park neighborhood substantially deteriorate, with a high incidence of vacancy, crime, and abandonment with subsequent demolition. Since the mid 1990's the City of Detroit has initiated an aggressive campaign in order to save the remaining historic properties, and to promote historically influenced residential infill of the vacant land left by demolition. The City has invested over a total of \$39 million in Brush Park over the last 13 years inclusive of infrastructure, demolition, acquisition, and historic rehabilitation.

Brush Park is located just 1/4 mile north of Downtown Detroit's Central Business District, and is located along Woodward Avenue, Detroit's major regional transportation corridor and business

spine. Located in lower Midtown, which extends from the New Center area (Woodward Avenue and Grand Boulevard) to the Central Business District (Fisher Freeway to the north and Jefferson Avenue to the south) is a concentration of a host of regional institutions such as Wayne State University and the Detroit Medical Center as well as downtown major corporate headquarters such as General Motors Corporation, Quicken Loans, and Compuware, and is directly north of Comerica Park (Tigers) and Ford Field (Lions). A new event center (Red Wings) is planned directly across Woodward and west of Brush Park. Eastern Market is located directly to the east across I-75 expressway. The site has major freeway access to all parts of southeastern Michigan, and sits a few blocks east of the proposed M-1 light rail system.

# **Master Plan/Detroit Future City and Zoning**

The project site is located in the southern portion of the **Detroit Future City** Midtown Employment District. Opportunities for redevelopment include those that "...attract local residents and businesses." The site is also immediately north of the Downtown Employment District.

The Detroit Future City Framework categorizes this area in the "Greater Downtown" Framework Zone, which support higher densities and mixed-use development. The recommended Future Land Use is as a "District Center" which includes medium-to-high density, mixed-use areas that provide an even split of residential and employment uses...and neighborhood center retail types." The current zoning of the site is PD-H (Planned Development - Historical) which is guided by the Brush Park Modified Development Plan allows a primarily medium density residential land use (15 to 35 D.U./Acre) with some commercial. The P&DD in conjunction with the Brush Park Citizens District Council and Midtown Detroit, Inc. is currently completing a development plan change to the area that would allow more flexibility and a wider range of residential density and commercial and retail uses. The selected proposal must be approved by the Detroit Historic Commission prior to approval by Detroit City Council.

# **SECTION III - BID PRICE**

Each applicant <u>must</u> include a bid price in their submission package; otherwise it shall be ineligible for consideration

# SECTION IV EVALUATION AND SELECTION PROCESS

In the event that the evaluation process does not result in a selected Developer, the City of Detroit, at its sole option, may choose to initiate negotiations with other qualified Respondents, reopen the entire RFP/Q process, or pursue any other avenues for the sale of the property deemed appropriate by the City of Detroit.

The selected Respondent, after approval of sale by City of Detroit, must commence actual redevelopment of the Property at the start of construction season in 2014. As set forth below, a Respondent's demonstrated capacity to meet the time line will be a factor in evaluation of its proposal.

# Responses to this RFP will be evaluated using the following criteria:

Overall Concept Strength- Overall strength	30%
of development proposal.	
Financial Strength of Respondent and	25%
<b>Proposal</b> – Depth and credibility of financial	
pro forma, ability to deliver identified financial	
sources, and capacity of development	
principals - ability to finance Proposal,	
including demonstrated ability to procure	
financing and complete project.	
Proposed Timeline and Key Conditions -	10%
Proposals must include information on the	
schedule anticipated by the Respondent,	
including timing for development, securing	
construction financing, and any other necessary	
conditions outside the control of the City of	
Detroit or the Respondent, but required for	
completion of the project. Respondent must	
show ability to complete project as proposed	
on schedule.	
Bid Price	35%

Your response must be signed by an official authorized to bind your firm or team to its provisions, and must state the names, addresses, and phone numbers of all persons authorized to negotiate the proposed project.

The major criteria for selecting an entity will be the submission of qualifications that meet with criteria stated previously in the <u>Submission Requirements</u> Section. A qualified entity is an individual or development team that, in the opinion of P&DD, possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations.

# SECTION V RESERVATION OF RIGHTS

The City of Detroit reserves the right to reject any and all proposals and to select the proposal it deems is in the best interests of the City, even if it not the highest bid price.

The City of Detroit reserves and may exercise the right to request one or more of the developers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposal anytime prior to the selection of one or more developers.

Please Note: All Property will be sold "AS IS"

Prospective candidates are hereby notified that the Planning and Development Department has not investigated the environmental condition of any of the properties included in this RFQ. Various Federal, State, or other City agencies may have information regarding the environmental condition of the site. Each firm is encouraged to conduct its own due diligence regarding the environmental condition of the property which that firm proposes to acquire and is notified that the property may be the subject of environmental contamination. The City of Detroit makes absolutely no warranty or representation regarding the environmental condition of the site offered within this RFQ.

# SECTION VI SUBMISSION PROCESS

### **General Request Parameters**

RFP/Q Packages will be available online <a href="www.detroitmi.gov">www.detroitmi.gov</a> (Planning & Development Department – "Requests for Proposals/Qualifications" Tab) or by pick-up at the Planning and Development Department, Real Estate Development Division, 65 Cadillac Square, 20th Floor, between the hours of 9:00 a.m. and 4:00 p.m. Tuesday through Friday- excluding holidays beginning <a href="December 18, 2013">December 18, 2013</a>.

### **Directions for Submissions**

Response @detroitmi.gov, and one original hard copy delivered to P&DD, 65 Cadillac Tower, 20th Floor. Proposals sent by overnight delivery service will be considered timely if date stamped at least one (1) day before the date set for receipt of the RFP/Q and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the respondent's obligation to ensure the required submission arrives in a timely manner at the specified location. Any submission, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Faxed submissions of the Statement of Qualifications will not be accepted. Once received by the Real Estate Development Division of the Planning & Development Department, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the Real Estate Development Division at RFPResponse@detroitmi.gov. No information concerning this solicitation or request for clarification will be provided in response to telephone calls. All expenses involved with the preparation and submission of the RFP/Q to the City of Detroit, or any work performed in connection therewith shall be assumed by the developer. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the developer prior to commencement of work. All information in a Respondent's Proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976, as amended (known as the Freedom of Information Act).

# **Format - Proposal Submissions and Clarifications**

Using the following format, Responses Statement of Qualifications submissions must include the following information in the order listed which will serve as the Statement of Qualifications:

- **Section 1 Project Description & Concept Plan:** A description of your organization's approach/vision to the development of this property including use of the related properties and identification of key milestones and development strategy for the site.
- **Section 2 Overview of the Individual/Organization:** A general description of the Developer's organization, capacity, and current and past development experience. A letter should acknowledge the participation of each team member. The respondent shall provide a listing of all projects currently underway or completed within the past five (5) years.
- **Section 3 -Letters of Reference:** The respondent shall provide at least one (1) letter of reference/support from each of the following entities: financial, legal, public and private sector references, and area stakeholders. Letters of reference shall including telephone numbers and email addresses for authors.
- **Section 4 Project Schedule:** The respondent shall also include a preliminary time table along including action steps needed to undertake and complete the project. The schedule should include start and completion dates and other key dates as identified for action. The proposal must include deadline by which the project will be initiated and completed.
- **Section 5 Project Financing:** Respondents must include specific terms of Property Acquisition, development budget preparation (sources and uses of funds to complete construction), investment analysis, etc. Requests for infrastructure, zoning changes or other public or quasi-public entitlements/subsidies or tax incentives, must also be included in the proposal. Respondent must provide proof of its ability to close transaction with 30 days of Detroit Emergency Financial Manager and State of Michigan approvals per Public Act 436 of 2012.

# SECTION VII SUBMISSION DEADLINE

To be considered, all RFP'S must be submitted online at <a href="RFPResponse@detroitmi.gov">RFPResponse@detroitmi.gov</a> or hand delivered to the Planning and Development Department, Real Estate Development Division, located at 65 Cadillac Square, Development Division, 20<sup>th</sup> Floor, Detroit, Michigan, before 3:00 p.m. local time, Friday, January 24, 2014. Proposals sent by overnight delivery service will be considered timely filed if date stamped at least one (1) day before the date set for receipt of the RFP/Q and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. The responsibility of getting the RFQ to the Real Estate Development Division rests entirely with the person or persons submitting the request.

On <u>Wednesday January 8, 2014</u>, the Planning and Development Department will conduct optional walk-throughs of the 312 Watson from 10:00 a.m. to 12:00 noon. Prior to

accessing the building and site, each respondent will be required to sign a Right-of-Entry indemnification form that holds the City of Detroit harmless from any future legal action.

RFP/Qs may be obtained online at the City Website (go to www.detroitmi.gov, then click on "Departments – Planning & Development" and click on "Request for Proposals & Qualifications") or from the Planning & Development Department, Real Estate Development Division, 20th Floor, 65 Cadillac Square, Detroit, Michigan 48226 beginning December 18, 2013, between 9:00 a.m. and 4:00 p.m. excluding holidays. Please note that the City will be closed for business from December 23, 2013 through January 3, 2014.

# SECTION IX REQUEST OF QUALIFICATIONS TIMETABLE

# <u>ACTIVITIES</u> <u>DATE</u>

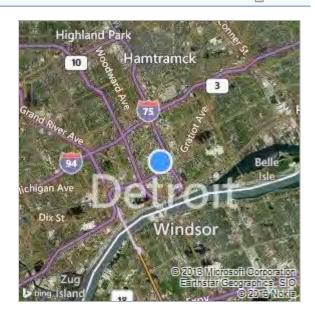
RFQ'S Available for Distribution Walk-thru of 312 Watson Deadline for Receipt of Qualifications December 18, 2013 January 8, 2014 – 10 am to 12 pm January 24, 2014 – 3pm

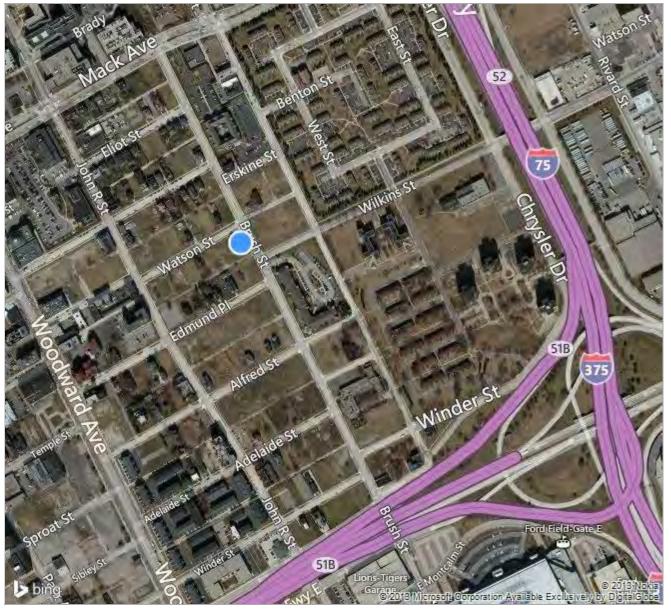
Questions regarding the submission of qualification statements must be submitted to RFPResponse@detromit.gov.



# 312 Watson St, Detroit, MI 48201

On the go? Use **m.bing.com** to find maps, directions, businesses, and more

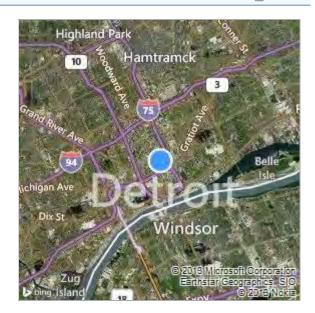


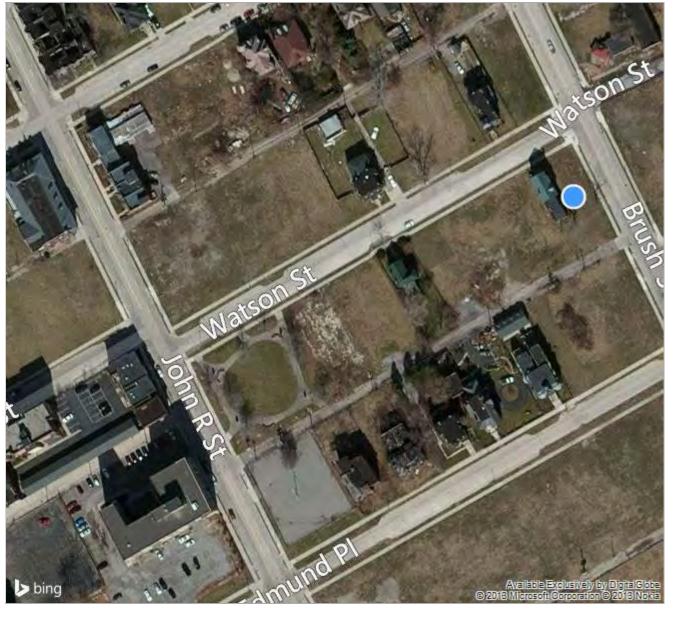




# 312 Watson St, Detroit, MI 48201

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





Choose a layout:

Street view only

Street view and map

Print



# Address 393 Watson Street

Address is approximate



Choose a layout:

Street view only

Street view and map

Print



# Address 303 Watson Street

Address is approximate

